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DUDLEY SQUARE PROJECT

Use and Condition Survey Summary

The information included here summarizes a survey of the Dudley Square business district which was conducted by the BRA in the summer of 1989. The purpose of the survey was to inventory the uses and conditions of the land parcels and buildings in the district to include in the analytical data base which will be used to formulate a physical development plan and a revitalization program for Dudley Square.

The following materials are enclosed:

- Summary tabulation for the project area;
- Summary tabulation for each of the 17 survey blocks;
- Map of the project area with survey block designations;
- Survey instructions;
- Retail sub-categories
- Not included, but available, are the survey forms for each assessor's parcel in the project area

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Dudley Square Project

TOTALS FOR DUDLEY SQUARE BUSINESS DISTRICT

BLOCK SUMMARY INFORMATION

Assessor's Block No. _____ BRA Block: _____

Building Summary

USES BY FLOOR:

Flr	Retail	Office	Vacant	Res	Man/w	Other	Total	% by Flr
1	195,450	11,737	91,171	52,397	104,032	105,268	560,055	46
2	13,700	30,387	129,408	62,041	28,945	78,375	342,356	28
3		2,044	115,622	33,944	20,422	34,260	206,292	17
4			63,646	15,352			78,998	7
5			10,871				10,871	1
6			7,077				7,077	.5
7			7,077				7,077	.5
Total	209,150	44,168	424,872	163,734	152,899	217,903	1,212,726	100
%	17	4	35	13	13	18	100	100

BUILDINGS BY NUMBER OF STORIES:

	NUMBER OF STORIES							
	1	2	3	4	5	6	7	Total
No. of Buildings	27	32	41	13	1		1	115
% of Block	23	28	36	11	1		1	100%

Assessor's Block No. BRA Block:

TOTALS FOR DUDLEY SQ BUSINESS DISTRICT

SELECTED CHARACTERISTICS:

	Condition			
	Good	Fair	Poor	Total
No. of Buildings	43	49	23	115
% of Block	37	43	20	100

	Age in Years			
	0-49	50-89	+ 89	Total
No. of Buildings	18	41	56	115
% of Block	16	35	49	100

	Housekeeping			
	Good	Fair	Poor	Total
No. of Buildings	50	47	18	115
% of Block	43	41	16	100

	Architecture Rating		
	Positive	Other	Total
No. of Buildings	102	13	115
% of Block	89	11	100

TOTALS FOR DUDLEY SQ BUSINESS DISTRICT

Assessor's Block No. _____ BRA Block: _____

Retail:

Retail Sub-Categories	No. of Stores	% of Retail	Flr. Area	% Flr Area	First Floor No.	First Floor Area	First Floor %Area
1 Food	8	11	21,151	10	8	21,151	11
2 Gen. Mer.	4	6	40,566	19	4	29,766	15
3 Drugs-Health Beauty-Aids	4	5	13,643	7	4	13,643	7
4 Apparel	8	11	14,248	7	8	14,248	7
5 Automotive	2	3	18,420	9	2	18,420	9
6 Hardware-Home Furnishing	4	5	25,996	12	4	25,996	13
7 Eating-Drinking Places	17	24	30,089	14	17	29,189	15
8 Other Retail	7	10	13,642	7	6	11,642	6
9 Banks	3	4	12,968	6	3	12,968	7
10 Other Consumer Svs	15	21	19,427	9	15	19,427	10
Total	72	100	209,150	100	71	195,450	100

OCCUPANCY STATUS:

	No.	%	Area Vacant	Area Occ	% of Total Vacant	% of Total Occ
100% Vacant	28	24	216,297	0	18	0
85-100% Occupied	65	57	1584	597,519	<1	49
50-84% Occupied	10	9	87,632	133,841	7	11
< 50% Occupied	12	10	119,359	56,494	10	5
Total Occupied	87	76	210,074	786,893	17	65
Total	115	100	424,872	786,893	35	65

1,212,726

TOTALS FOR DUDLEY SQ BUSINESS DISTRICT

Assessor's Block No. BRA Block:

Land Summary

OCCUPANCY STATUS:

Status	No	%	Area	%	Housekeeping Good No	Good %	Fair No	Fair %	Poor No	Poor %
Occupied	109	56	1,316,353	73	56	51	26	24	27	25
Vacant	87	44	493,869	27	17	20	39	45	31	35
Total	196	100	1,819,222	100	73	37	65	33	58	30

GENERAL LAND USE:

Categories	No.	%	Area	%
1. Commercial	23	12	209,010	12
2. Vacant	88	45	456,632	25
3. Residential	36	18	157,523	9
4. Manuf/Wahse	2	1	212,654	12
5. Other	17	9	478,728	26
6. Parking	1	<1	37,589	2
7. Mixed	29	15	258,086	14
Total	196	100	1,819,222	100

PARKING:

Parking	No.	%
Customer	639	56
Other	520	44
Total	1159	100

RE-CHECK

Boston Redevelopment Authority
Dudley Square Project

BLOCK SUMMARY INFORMATION

Assessor's Block No. 09-04-220 BRA Block: A

Building Summary

USES BY FLOOR:

Flr	Retail	Office	Vacant	Res	Man/w	Other	Total	% by Flr
1	10880		3810	9350	2625	1760	28425	31%
2	2000		2010	10230	10625	1760	26625	29%
3			2010	8180	12625	1760	24,575	27%
4			12625				12625	13%
5								
6								
7								
Total	12880		20455	27760	25875	5280	92250	100
%	14%		22%	30%	28%	6%	100%	100

BUILDINGS BY NUMBER OF STORIES:

	NUMBER OF STORIES							
	1	2	3	4	5	6	7	Total
No. of Buildings	1		5	1				7
% of Block	14.3%		71.4%	14.3%				100%

Assessor's Block No. 09-04-220 BRA Block: A

SELECTED CHARACTERISTICS:

	Condition			
	Good	Fair	Poor	Total
No. of Buildings	1	4	2	7
% of Block	14%	57%	29%	100

	Age in Years			
	0-49	50-89	+ 89	Total
No. of Buildings	0	1	6	7
% of Block	0	14	86	100

	Housekeeping			
	Good	Fair	Poor	Total
No. of Buildings	3	3	1	7
% of Block	43%	43%	14%	100

	Architecture Rating		
	Positive	Other	Total
No. of Buildings	7	0	7
% of Block	100	0	100

Assessor's Block No. 09-04-270 BRA Block: A

Retail: ✓

Retail Sub-Categories	No. of Stores	% of Retail	Flr. Area	% Flr Area	First Floor No.	First Floor Area	First Floor %
1 Food	1	33.3%	10,000	77%	1	10,000	92%
2 Gen. Mer.							
3 Drugs-Health Beauty-Aids	~~1~~	~~33.3%~~	~~880~~	~~7%~~	~~1~~	~~880~~	~~8%~~
4 Apparel							
5 Automotive							
6 Hardware-Home Furnishing							
7 Eating-Drinking Places							
8 Other Retail	1	33.3%	2000	16%	0	0	0
9 Banks							
10 Other Consumer Svs	1	33.3	880	7	1	880	8
Total	3	100	12880	100			100

OCCUPANCY STATUS:

	No.	%	Area Vacant	Area Occ	% of Total Vacant	% of Total Occ
100% Vacant	3 ✓	43%	7830		100 ~~85~~	
85-100% Occupied	3	43%	0	33920	0	100 ~~37%~~
50-84% Occupied	1	14%	12625	37875	25 ~~14%~~	75 ~~41%~~
< 50% Occupied	0	0	0	0	0	0
Total Occupied	4	57	12625	71,795	18	82
Total	7	100	20455	71795	✓ 22%	✓ 78%

92250 OK.

Assessor's Block No. 09-04-220 BRA Block: A

Land Summary

OCCUPANCY STATUS:

Status	No	%	Area	%	Housekeeping Good No	Good %	Fair No	Fair %	Poor No	Poor %
Occupied	7	44	55842	37	2	67	1	33	0	
Vacant	9	56	94,445	63			7	54	6	46
Total	16	100	150,287	100	2	13	8	50	6	37

GENERAL LAND USE:

Categories	No.	%	Area	%
1. Commercial				
2. Vacant ~~||||~~ ||||	9	57	94,445	63
3. Residential |	1	6	23,780	16
4. Manuf/Wahse				
5. Other	1	6	1806	1
6. Parking				
7. Mixed ~~||||~~	5	31	30,256	20
Total	16	100	150,287	100

PARKING:

Parking	No.	%
Customer	80	71
Other	32	29
Total	112	100

Boston Redevelopment Authority
Dudley Square Project

BLOCK SUMMARY INFORMATION

Assessor's Block No. 09-04-010, 09-04-000, 09-04-190 BRA Block: B

Building Summary

USES BY FLOOR

Flr	Retail	Office	Vacant	Res	Man/w	Other	Total	% by Flr
1	16749		17815	17409	4945	1913	58831	31%
2		2000	24856	29384			56240	30%
3			34167	18535			52702	28%
4			4422	15352			19774	11%
5								
6								
7								
Total	16749	2000	81260	80680	4945	1913	187547	100
%	9%	1%	43%	43%	3%	1%	100%	100

BUILDINGS BY NUMBER OF STORIES:

	NUMBER OF STORIES							
	1	2	3	4	5	6	7	Total
No. of Buildings	1		14	4				19
% of Block	5%		74%	21%				100%

Assessor's Block No. 09-04-310 09-04-200 09-04-190 BRA Block: B

SELECTED CHARACTERISTICS:

	Condition			
	Good	Fair	Poor	Total
No. of Buildings	4	13	2	19
% of Block	21%	68%	11%	100

	Age in Years			
	0-49	50-89	+ 89	Total
No. of Buildings	5	4	10	19
% of Block	26%	21%	53%	100

	Housekeeping			
	Good	Fair	Poor	Total
No. of Buildings	2	14	3	19
% of Block	10%	74%	16%	100

	Architecture Rating		
	Positive	Other	Total
No. of Buildings	18	1	19
% of Block	95%	5%	100

Assessor's Block No. 09-04-210 09-04-300 09-04-190 BRA Block: B

Retail:

Retail Sub-Categories	No. of Stores	% of Retail	Flr. Area	% Flr Area	First Floor No.	First Floor Area	First Floor %
1 Food	3	33 %	4375	25	3	4375	25%
2 Gen. Mer.	1	11	2000	12%	1	2000	12%
3 Drugs-Health Beauty-Aids	1	11	2000	11%	1	2000	11%
4 Apparel	1	11	2000	12%	1	2000	12%
5 Automotive							
6 Hardware-Home Furnishing	1	11	4000	27%	1	4000	27%
7 Eating-Drinking Places							
8 Other Retail	2	23	2374	13	2	2374	13
9 Banks							
10 Other Consumer Svs							
Total	9	100	16749	100	9	16,749	100

OCCUPANCY STATUS:

	No.	%	Area Vacant	Area Occ	% of Total Vacant	% of Total Occ
100% Vacant	2	11	20,920		100	
85-100% Occupied	13	68	0	61,258	0	100
50-84% Occupied	1	5	19,400	27,304	42	58
< 50% Occupied	3	16	40,878	17,680	70	30
Total Occupied	17	89	60,278	106,242	36	64
Total	19	100	81,198	106,242	43	57

187,547

Assessor's Block No. 04-04-210 04-04-200 04-04-190 BRA Block: B

Land Summary

OCCUPANCY STATUS:

Status	No	%	Area	%	Housekeeping Good No	Good %	Fair No	Fair %	Poor No	Poor %
							9		31	
Occupied	17	42	86,206	55			2	11	16	89
Vacant	23	58	69,841	45			7	32	15	68
Total	40	100	156,047	100			9	22	31	78

GENERAL LAND USE:

Categories	No.	%	Area	%
1. Commercial	1	2	2749	
2. Vacant	23	45	69,841	
3. Residential	12	78	28,235	
4. Manuf/Wahse				
5. Other				
6. Parking				
7. Mixed	4	35	55,222	
Total	40	100	156,047	

PARKING:

Parking	No.	%
Customer	30	32
Other	64	68
Total	94	100

Boston Redevelopment Authority
Dudley Square Project

BLOCK SUMMARY INFORMATION

Assessor's Block No. 09-05-005 BRA Block: C

Building Summary

USES BY FLOOR:

Flr	Retail	Office	Vacant	Res	Man/w	Other	Total	% by Flr
1	52,016	0	2939	3457	0	3808	62,225	43
2	10,800	5807	24918	3457	3369	3808	52,159	3.7
3			19199	1834	7797		28,830	20
4								
5								
6								
7								
Total	62,816	5807	47,056	8749	11166	7616	143,209	100
%	44	4	33	6	8	5		100

BUILDINGS BY NUMBER OF STORIES:

	NUMBER OF STORIES							
	1	2	3	4	5	6	7	Total
No. of Buildings	2	6	6					14
% of Block	14%	43%	43%					100%

Assessor's Block No. 09-05-005 BRA Block: C

SELECTED CHARACTERISTICS:

	Condition			
	Good	Fair	Poor	Total
No. of Buildings	7	5	2	14
% of Block	50%	36%	14%	100

	Age in Years			
	0-49	50-89	+ 89	Total
No. of Buildings	1	4	9	14
% of Block	7%	29%	64%	100

	Housekeeping			
	Good	Fair	Poor	Total
No. of Buildings	10	1	3	14
% of Block	71%	7%	22%	100

	Architecture Rating		
	Positive	Other	Total
No. of Buildings	10	4	14
% of Block	71%	29%	100

Assessor's Block No. 09-05-005 BRA Block: C

Retail:

Retail Sub-Categories	No. of Stores	% of Retail	Flr. Area	% Flr Area	First Floor No.	First Floor Area	First Floor % Area
1 Food	2	15	2500	4	2	2500	5
2 Gen. Mer.	2	15	34,969	56	2	24,169	46
3 Drugs-Health Beauty-Aids	3	23	11643	19	3	11,643	22
4 Apparel	3	23	8306	13		8306	16
5 Automotive							
6 Hardware-Home Furnishing							
7 Eating-Drinking Places	1	8	1500	2		1500	3
8 Other Retail	1	8	1500	2		1500	3
9 Banks							
10 Other Consumer Svs	1	8	2398	4		2398	5
Total	13	100	62,816	100		52,016	100

OCCUPANCY STATUS:

	No.	%	Area Vacant	Area Occ	% of Total Vacant	% of Total Occ
100% Vacant	2	14	6574		5	
85-100% Occupied	8	58	0	58,515	0	41
50-84% Occupied	2	14	9,093	16,890	6	12
< 50% Occupied	2	14	31,389	20748	22	14
Total Occupied	12	86	40,482	96,153	28	67
Total	14	100	47,056	96,153	33	67

Assessor's Block No. 09-05-005 BRA Block: C

Land Summary

OCCUPANCY STATUS:

					Housekeeping					
					Good		Fair		Poor	
					20		7		3	
Status	No	%	Area	%	No	%	No	%	No	%
Occupied	17	56%	96775	38%	13	76	1	6	3	18
Vacant	3	44%	58732	62%	7	54	6	46	0	0
Total	30	100%	155507	100%	20	67	7	23	3	10

GENERAL LAND USE:

Categories	No.	%	Area	%
1. Commercial	3	10	43366	28%
2. Vacant	13	44	23,877	16
3. Residential	4	13	7492	5
4. Manuf/Wahse				
5. Other	4	13	8462	5%
6. Parking	1	3	37,589	24
7. Mixed	5	17	34721	22%
Total	30	100%	155507	100%

PARKING:

Parking	No.	%
Customer	130	93.5%
Other	9	6.5%
Total	139	100

Boston Redevelopment Authority
Dudley Square Project

BLOCK SUMMARY INFORMATION

Assessor's Block No. 09-05-035 BRA Block: D

Building Summary

USES BY FLOOR:

Flr	Retail	Office	Vacant	Res	Man/w	Other	Total	% by Flr
1	2136	9692	4760				16588	68.5%
2		7640					7640	31.5%
3								
4								
5								
6								
7								
Total	2136	17,332	4760				24228	100
%	8.8%	71.5%	19.7%					100

BUILDINGS BY NUMBER OF STORIES:

	NUMBER OF STORIES							
	1	2	3	4	5	6	7	Total
No. of Buildings	3	1						4
% of Block	75%	25%						100%

Assessor's Block No. 09-05-035 BRA Block: D

SELECTED CHARACTERISTICS:

	Condition			
	Good	Fair	Poor	Total
No. of Buildings	3	1	0	4
% of Block	75%	25%	0%	100

	Age in Years			
	0-49	50-89	+ 89	Total
No. of Buildings	2		2	4
% of Block	50%		50%	100

	Housekeeping			
	Good	Fair	Poor	Total
No. of Buildings	4	0	0	4
% of Block	100%	0%	0%	100

	Architecture Rating		
	Positive	Other	Total
No. of Buildings	3	1	4
% of Block	75%	25%	100

Assessor's Block No. 09-05-035 BRA Block: D

Retail:

Retail Sub-Categories	No. of Stores	% of Retail	Flr. Area	% Flr Area	First Floor No.	First Floor Area	First Floor %
1 Food							
2 Gen. Mer.							
3 Drugs-Health Beauty-Aids							
4 Apparel							
5 Automotive	1	100%	2136	100	1	2136	100%
6 Hardware-Home Furnishing							
7 Eating-Drinking Places							
8 Other Retail							
9 Banks							
10 Other Consumer Svs							
Total	1	100	2136	100	1	2136	100

OCCUPANCY STATUS:

	No.	%	Area Vacant	Area Occ	% of Total Vacant	% of Total Occ
100% Vacant	1	25%	4760		20%	
85-100% Occupied	3	75%		19468		80%
50-84% Occupied						
< 50% Occupied						
Total Occupied	4		4760	19468		80
Total	4	100	4760	19468	20%	80%

24,228

Assessor's Block No. 09-05-035 BRA Block: D

Land Summary

OCCUPANCY STATUS:

					Housekeeping					
					Good		Fair		Poor	
					4		0		0	
Status	No	%	Area	%	No	%	No	%	No	%
Occupied	4	100%	41374	100%	4	100%				
Vacant	0	0	0	0		0				
Total	4	100%	41374	100%	4	100%				

GENERAL LAND USE:

Categories	No.	%	Area	%
1. Commercial	4	100	41374	100
2. Vacant				
3. Residential				
4. Manuf/Wahse				
5. Other				
6. Parking				
7. Mixed				
Total	4	100%	41374	100%

PARKING:

Parking	No.	%
Customer	45	75%
Other	15	25%
Total	50	100

Boston Redevelopment Authority
Dudley Square Project

BLOCK SUMMARY INFORMATION

Assessor's Block No. 04-05-040 BRA Block: E

Building Summary

USES BY FLOOR:

Flr	Retail	Office	Vacant	Res	Man/w	Other	Total	% by Flr
1	16,692		270				16,962	41
2		6,296	10,107				16,403	40
3			4,175				4,175	10
4			3,635				3,635	9
5								
6								
7								
Total	16,692	6,296	18,187				41,175	100
%	41	15	44					100

BUILDINGS BY NUMBER OF STORIES:

	NUMBER OF STORIES							
	1	2	3	4	5	6	7	Total
No. of Buildings		2	2	1				5
% of Block		40	40	20				100%

Assessor's Block No. 09-05-040 BRA Block: E

SELECTED CHARACTERISTICS:

	Condition			
	Good	Fair	Poor	Total
No. of Buildings	1	2	2	5
% of Block	20%	40%	40%	100

	Age in Years			
	0-49	50-89	+ 89	Total
No. of Buildings		2	3	5
% of Block		40%	60%	100

	Housekeeping			
	Good	Fair	Poor	Total
No. of Buildings	2	3		5
% of Block	40%	60%		100

	Architecture Rating		
	Positive	Other	Total
No. of Buildings	5	0	5
% of Block	100%	0	100

Assessor's Block No. 09-05-040 BRA Block: E

Retail:

Retail Sub-Categories	No. of Stores	% of Retail	Flr. Area	% Flr Area	First Floor No.	First Floor Area	First Floor %
1 Food							
2 Gen. Mer.							
3 Drugs-Health Beauty-Aids							
4 Apparel							
5 Automotive							
6 Hardware-Home Furnishing	1	12.5%	270	2%	1	270	2
7 Eating-Drinking Places	1	12.5%	5394	32.%	1	5394	32
8 Other Retail							
9 Banks	2	25%	6296	38%	2	6296	38
10 Other Consumer Svs	4	50%	4732	28.%	4	4732	28
Total	8	100	16692	100	8	16,692	100

OCCUPANCY STATUS:

	No.	%	Area Vacant	Area Occ	% of Total Vacant	% of Total Occ
100% Vacant	1	20	810		2	
85-100% Occupied	1	20		12,592		31
50-84% Occupied	1	20	4732	4732	11	11
< 50% Occupied	2	40	12645	5664	31	14
Total Occupied	4	80	17,377	22,988	42	56
Total	5	100	18,187	22,988	44	56

41,175

Assessor's Block No. 09-05-040 BRA Block: E

Land Summary

OCCUPANCY STATUS:

Status	No	%	Area	%	Housekeeping Good No	Good %	Fair No	Fair %	Poor No	Poor %
Occupied	6	100	43926	100	1	17	4	66	1	17
Vacant										
Total	6	100	43926	100	1	17	4	66	1	17

GENERAL LAND USE:

Categories	No.	%	Area	%
1. Commercial	1	17	25,725	59
2. Vacant	1	17	313	1
3. Residential				
4. Manuf/Wahse				
5. Other				
6. Parking				
7. Mixed	4	66	17,888	40
Total	6	100	43,926	100

PARKING:

Parking	No.	%
Customer	5	12
Other	35	88
Total	40	100

Checked by: EDD

Boston Redevelopment Authority
Dudley Square Project

BLOCK SUMMARY INFORMATION

Assessor's Block No. 09-05-060 BRA Block: F

Building Summary

USES BY FLOOR:

Flr	Retail	Office	Vacant	Res	Man/w	Other	Total	% by Flr
1						11,000	11,000	81%
2						2,500	2,500	19%
3								
4								
5								
6								
7								
Total						13,500	13500	100
%						100	100	100

BUILDINGS BY NUMBER OF STORIES:

	NUMBER OF STORIES							
	1	2	3	4	5	6	7	Total
No. of Buildings		1						1
% of Block		100%						100%

Assessor's Block No. 09-05-060 BRA Block: F

SELECTED CHARACTERISTICS:

	Condition			
	Good	Fair	Poor	Total
No. of Buildings	1			1
% of Block	100%			100

	Age in Years			
	0-49	50-89	+ 89	Total
No. of Buildings		1		1
% of Block		100%		100

	Housekeeping			
	Good	Fair	Poor	Total
No. of Buildings	1			1
% of Block	100%			100

	Architecture Rating		
	Positive	Other	Total
No. of Buildings	1		1
% of Block	100%		100

Assessor's Block No. 09-05-060 BRA Block: F

Retail:

No Retail

Retail Sub-Categories	No. of Stores	% of Retail	Flr. Area	% Flr Area	First Floor No.	First Floor Area	First Floor %
1 Food							
2 Gen. Mer.							
3 Drugs-Health Beauty-Aids							
4 Apparel							
5 Automotive							
6 Hardware-Home Furnishing							
7 Eating-Drinking Places							
8 Other Retail							
9 Banks							
10 Other Consumer Svs	1	100%	13,500	100%			
Total	1	100	13,500	100			100

OCCUPANCY STATUS:

	No.	%	Area Vacant	Area Occ	% of Total Vacant	% of Total Occ
100% Vacant						
85-100% Occupied	1	100%		13,500		100%
50-84% Occupied						
< 50% Occupied						
Total Occupied	1	100		13,500		100
Total	1	100		13,500		100%

Assessor's Block No. 09-05-060 BRA Block: F

Land Summary

OCCUPANCY STATUS:

					Housekeeping					
					Good		Fair		Poor	
					5		0		0	
Status	No	%	Area	%	No	%	No	%	No	%
Occupied	1	20%	11570	36%	1	20%				
Vacant	4	80%	20605	64%	4	80%				
Total	5	100%	32175	100%	5	100%				

GENERAL LAND USE:

Categories	No.	%	Area	%
1. Commercial				
2. Vacant	3	60	15,754	49
3. Residential				
4. Manuf/Wahse				
5. Other	2	40	16421	51
6. Parking				
7. Mixed				
Total	5	100%	32175	100%

PARKING:

Parking	No.	%
Customer	0	0
Other	8	100%
Total	8	100

Boston Redevelopment Authority
Dudley Square Project

BLOCK SUMMARY INFORMATION

Assessor's Block No. 09-05-060 BRA Block: G

Building Summary

USES BY FLOOR:

Flr	Retail	Office	Vacant	Res	Man/w	Other	Total	% by Flr
1			5739				5739	49%
2			2356				2356	20%
3			2356				2356	20%
4			1356				1356	11%
5								
6								
7								
Total			11807				11807	100
%			100				100	100

BUILDINGS BY NUMBER OF STORIES:

	NUMBER OF STORIES							
	1	2	3	4	5	6	7	Total
No. of Buildings	1		2	1				4
% of Block	25		50	25				100%

Assessor's Block No. _____ BRA Block: G

SELECTED CHARACTERISTICS:

	Condition			
	Good	Fair	Poor	Total
No. of Buildings		1	3	4
% of Block		25	75	100

	Age in Years			
	0-49	50-89	+ 89	Total
No. of Buildings		2	2	4
% of Block		50	50	100

	Housekeeping			
	Good	Fair	Poor	Total
No. of Buildings	1		3	4
% of Block	25		75	100

	Architecture Rating		
	Positive	Other	Total
No. of Buildings	3	1	4
% of Block	75	25	100

Assessor's Block No. BRA Block: G

Retail:

Retail Sub-Categories	No. of Stores	% of Retail	Flr. Area	% Flr Area	First Floor No.	First Floor Area	First Floor %
1 Food							
2 Gen. Mer.							
3 Drugs-Health Beauty-Aids							
4 Apparel							
5 Automotive							
6 Hardware-Home Furnishing							
7 Eating-Drinking Places							
8 Other Retail							
9 Banks							
10 Other Consumer Svs							
Total		100		100			100

OCCUPANCY STATUS:

	No.	%	Area Vacant	Area Occ	% of Total Vacant	% of Total Occ
100% Vacant	4	100%	11807		100%	
85-100% Occupied						
50-84% Occupied						
< 50% Occupied						
Total Occupied	4		11807			
Total	4	100	11807		100%	

Assessor's Block No. 09-05-060 BRA Block: G

Land Summary

OCCUPANCY STATUS:

Status	No	%	Area	%	Housekeeping Good No	Good %	Fair No	Fair %	Poor No	Poor %
					1		11.11.		11	
Occupied										
Vacant 1111	8		18,664	100	1	8	5	63	2	25
Total	8	100	18,664	100	1	12	5	63	2	25

GENERAL LAND USE:

Categories	No.	%	Area	%
1. Commercial				
2. Vacant	8	100	18,664	100
3. Residential				
4. Manuf/Wahse				
5. Other				
6. Parking				
7. Mixed				
Total	8	100	18,664	100

PARKING:

Parking	No.	%
Customer	15	100
Other		
Total	15	100

Boston Redevelopment Authority
Dudley Square Project

BLOCK SUMMARY INFORMATION

Assessor's Block No. 12-01-070 BRA Block: H

Building Summary

USES BY FLOOR:

Flr	Retail	Office	Vacant	Res	Man/w	Other	Total	% by Flr
1			1353	18,582	72,527	71,667	164,129	
2			2770	15,371		60,880	79,021	
3				1856		32,500	34,356	
4								
5								
6								
7								
Total			4123	35,809	72,527	165,047	277,506	100
%								100

BUILDINGS BY NUMBER OF STORIES:

	NUMBER OF STORIES							
	1	2	3	4	5	6	7	Total
No. of Buildings	2	15	3					20
% of Block	10	75	15					100%

Assessor's Block No. 12-01-070 BRA Block: H

SELECTED CHARACTERISTICS:

	Condition			
	Good	Fair	Poor	Total
No. of Buildings	14	5	1	20
% of Block	70%	25%	5%	100

	Age in Years			
	0-49	50-89	+ 89	Total
No. of Buildings	7	11	2	20
% of Block	35%	55%	10%	100

	Housekeeping			
	Good	Fair	Poor	Total
No. of Buildings	12	8	0	20
% of Block	60%	40%	0	100

	Architecture Rating		
	Positive	Other	Total
No. of Buildings	19	1	20
% of Block	95%	5%	100

Assessor's Block No. 12-01-070 BRA Block: H

Retail:

Retail Sub-Categories	No. of Stores	% of Retail	Flr. Area	% Flr Area	First Floor No.	First Floor Area	First Floor % Area
1 Food							
2 Gen. Mer.							
3 Drugs-Health Beauty-Aids							
4 Apparel							
5 Automotive							
6 Hardware-Home Furnishing							
7 Eating-Drinking Places							
8 Other Retail							
9 Banks							
10 Other Consumer Svs							
Total		100		100			100

OCCUPANCY STATUS:

	No.	%	Area Vacant	Area Occ	% of Total Vacant	% of Total Occ
100% Vacant	1		2706			
85-100% Occupied	18		0	271,966		
50-84% Occupied	1		1417	1417		
< 50% Occupied			0	0		
Total Occupied	19		1417	273,383		
Total	20	100	4123	273,383		

277,506

Assessor's Block No. 12-01-070 BRA Block: H

Land Summary

OCCUPANCY STATUS:

Status	No	%	Area	%	Housekeeping Good No	Good %	Fair No	Fair %	Poor No	Poor %
Occupied	23	92	661,904	99	19	76	3	12	1	4
Vacant	2	8	3,105	1	2	8				
Total	25	100	665,009	100	21	84	3	12	1	4

GENERAL LAND USE:

Categories	No.	%	Area	%
1. Commercial	0	0	0	
2. Vacant	2	8	3,105	1
3. Residential	14	56	93,406	14
4. Manuf/Wahse	2	8	212,654	32
5. Other	7	28	355,844	53
6. Parking				
7. Mixed				
Total	25	100	665,009	100

PARKING:

Parking	No.	%
Customer	153	32
Other	322	68
Total	475	100

Checked by: L.O.D.

Boston Redevelopment Authority
Dudley Square Project

BLOCK SUMMARY INFORMATION

08-04-025

Assessor's Block No. 12-01-090 BRA Block: I

Building Summary

USES BY FLOOR:

Flr	Retail	Office	Vacant	Res	Man/w	Other	Total	% by Flr
1	10,261					3193	13,454	44
2		6600	5578				12,178	40
3			5186				5,186	16
4								
5								
6								
7								
Total	10,261	6,600	10,764			3193	30,818	100
%	33	21	35			11	100	100

BUILDINGS BY NUMBER OF STORIES:

	NUMBER OF STORIES							
	1	2	3	4	5	6	7	Total
No. of Buildings	1	1	1					3
% of Block	33	33	33					100%

Assessor's Block No. 08-04-025 / 13-01-090 BRA Block: I

SELECTED CHARACTERISTICS:

	Condition			
	Good	Fair	Poor	Total
No. of Buildings	2		1	3
% of Block	67%		33%	100

	Age in Years			
	0-49	50-89	+ 89	Total
No. of Buildings	1	2		3
% of Block	33%	67%		100

	Housekeeping			
	Good	Fair	Poor	Total
No. of Buildings	2	1		3
% of Block	67%	33%		100

	Architecture Rating		
	Positive	Other	Total
No. of Buildings	3		3
% of Block	100%		100

08-04-025

Assessor's Block No. 12-01-090 BRA Block: I

Retail:

Retail Sub-Categories	No. of Stores	% of Retail	Flr. Area	% Flr Area	First Floor No.	First Floor Area	First Floor % Area
1 Food	1	10	1276	12	1	1276	12
2 Gen. Mer.							
3 Drugs-Health Beauty-Aids							
4 Apparel	2	20	1092	11	2	1092	11
5 Automotive							
6 Hardware-Home Furnishing							
7 Eating-Drinking Places	4	40	3693	36	4	3693	36
8 Other Retail	2	20	3300	32	2	3300	32
9 Banks							
10 Other Consumer Svs	1	10	900	9	1	900	9
Total	10	100	10261	100		10261	100

OCCUPANCY STATUS:

	No.	%	Area Vacant	Area Occ	% of Total Vacant	% of Total Occ
100% Vacant						
85-100% Occupied	2		1584	12892	5	42
50-84% Occupied						
< 50% Occupied	1		10999	5393	36	17
Total Occupied						
Total	3	100	12,533	18285	41	59

30,818

Assessor's Block No. 13-01-090 BRA Block: E

Land Summary

OCCUPANCY STATUS:

Status	No	%	Area	%	Housekeeping Good No	Good %	Fair No	Fair %	Poor No	Poor %
					3		1			
Occupied	3	75%	32093	79%	3	100%				
Vacant	1	25%	8296	21%			1	100		
Total	4	100%	40389	100%	3	[illegible]	1	100		

GENERAL LAND USE:

Categories	No.	%	Area	%
1. Commercial	1	25%	18870	47%
2. Vacant	1	25%	8296	20%
3. Residential				
4. Manuf/Wahse				
5. Other				
6. Parking				
7. Mixed	2	50	13223	33
Total	4		40389	100%

PARKING:

Parking	No.	%
Customer	26	90%
Other	3	10%
Total	29	100

Checked by: E.O.P.

Boston Redevelopment Authority
Dudley Square Project

BLOCK SUMMARY INFORMATION

Assessor's Block No. 09-05-050 BRA Block: J

Building Summary

USES BY FLOOR:

Flr	Retail	Office	Vacant	Res	Man/w	Other	Total	% by Flr
1	18,669		4801				23,470	47
2			8764				8764	18
3			8764				8764	18
4			8458				8458	17
5								
6								
7								
Total	18669		30,787				49,456	100
%	38		62					100

BUILDINGS BY NUMBER OF STORIES:

	NUMBER OF STORIES							
	1	2	3	4	5	6	7	Total
No. of Buildings	3			1				4
% of Block	75			25				100%

Assessor's Block No. 09-05-070 BRA Block: I

SELECTED CHARACTERISTICS:

	Condition			
	Good	Fair	Poor	Total
No. of Buildings	2	2		4
% of Block	50%	50%		100

	Age in Years			
	0-49	50-89	+ 89	Total
No. of Buildings	2	1	1	4
% of Block	50%	25%	25%	100

	Housekeeping			
	Good	Fair	Poor	Total
No. of Buildings	1	2	1	4
% of Block	25	50	25	100

	Architecture Rating		
	Positive	Other	Total
No. of Buildings	4		4
% of Block	100%		100

Assessor's Block No. 09-05-010 BRA Block: I

Retail:

Retail Sub-Categories	No. of Stores	% of Retail	Flr. Area	% Flr Area	First Floor No.	First Floor Area	First Floor %
1 Food	1	11%	3000	16%	1	3000	16%
2 Gen. Mer.	1	11%	3600	19%	1	3600	19%
3 Drugs-Health Beauty-Aids							
4 Apparel	1	11%	1000	5%	1	1000	5%
5 Automotive							
6 Home Furnishing Hardware-							
7 Eating-Drinking Places	3	33%	3000	16%	3	3000	16%
8 Other Retail							
9 Banks	1	11%	6669	36%	1	6669	36%
10 Other Consumer Svs	2	23%	1400	8%	2	1400	8%
Total	9	100	18669	100		18,669	100

OCCUPANCY STATUS:

	No.	%	Area Vacant	Area Occ	% of Total Vacant	% of Total Occ
100% Vacant	1	25%	3319		7%	
85-100% Occupied	2	50%		10,269		21%
50-84% Occupied			27260	8608	55%	17%
< 50% Occupied	1	25%				
Total Occupied	4		30579	18877		
Total	4	100	30579	18877	62%	38%

49456

Assessor's Block No. 09-05-050 BRA Block: I

Land Summary

OCCUPANCY STATUS:

Status	No	%	Area	%	Housekeeping Good No	Good %	Fair No	Fair %	Poor No	Poor %
Occupied	5	71	35645	53	2	40	3	60		
Vacant	2	29	31631	47					2	100
Total	7	100	67,276	100	2	29	3	52	2	29

GENERAL LAND USE:

Categories	No.	%	Area	%
1. Commercial	4	57	23,601	35
2. Vacant	2	29	31,631	47
3. Residential				
4. Manuf/Wahse				
5. Other				
6. Parking				
7. Mixed	1	14	12044	18
Total	7	100	67276	100

PARKING:

Parking	No.	%
Customer	17	71%
Other	7	29%
Total	24	100

Checked by: KOD

Boston Redevelopment Authority
Dudley Square Project

BLOCK SUMMARY INFORMATION

Assessor's Block No. 09-05-055 BRA Block: K

Building Summary

USES BY FLOOR:

Flr	Retail	Office	Vacant	Res	Man/w	Other	Total	% by Flr
1	6729	2045	2056				10,830	58
2	900	2044	960				3,904	21
3		2044	1859				3,903	21
4								
5								
6								
7								
Total	7629	6133	4875				18,637	100
%	41	33	26					100

BUILDINGS BY NUMBER OF STORIES:

	NUMBER OF STORIES							
	1	2	3	4	5	6	7	Total
No. of Buildings	3		2					5
% of Block	60		40					100%

Assessor's Block No. 09-05-055 BRA Block: 5

SELECTED CHARACTERISTICS:

	Condition			
	Good	Fair	Poor	Total
No. of Buildings	1	3	1	5
% of Block	20%	60%	20%	100

	Age in Years			
	0-49	50-89	+ 89	Total
No. of Buildings		2	3	5
% of Block		40%	60%	100

	Housekeeping			
	Good	Fair	Poor	Total
No. of Buildings	1	3	1	5
% of Block	20%	60%	20%	100

	Architecture Rating		
	Positive	Other	Total
No. of Buildings	2	3	5
% of Block	40	60	100

Assessor's Block No. 09-05-055 BRA Block: K

Retail:

Retail Sub-Categories	No. of Stores	% of Retail	Flr. Area	% Flr Area	First Floor No.	First Floor Area	First Floor %
1 Food							
2 Gen. Mer.							
3 Drugs-Health Beauty-Aids							
4 Apparel							
5 Automotive							
6 Hardware-Home Furnishing							
7 Eating-Drinking Places	3	60	5089	67	3	4189	62
8 Other Retail							
9 Banks							
10 Other Consumer Svs	2	40%	2540	33%	2	2540	38
Total	5	100	7629	100	5	6729	100

OCCUPANCY STATUS:

	No.	%	Area Vacant	Area Occ	% of Total Vacant	% of Total Occ
100% Vacant	1	20%	2056		11%	
85-100% Occupied	3	60%		11003		59%
50-84% Occupied						
< 50% Occupied	1	20%	2819	2759	15%	15%
Total Occupied	5		4875	13762	15	74
Total	5	100	4875	13762	26	74%

18637

Assessor's Block No. 09-05-055 BRA Block: K

Land Summary

OCCUPANCY STATUS:

Status	No	%	Area	%	Housekeeping: Good No	Good %	Fair No	Fair %	Poor No	Poor %
							5		1	
Occupied	5	83%	11324	79%			5	100		
Vacant	1	17%	2998	21%					1	100
Total	6	100%	14322	100%			5	80	1	20

GENERAL LAND USE:

Categories	No.	%	Area	%
1. Commercial	3	50	7325	51
2. Vacant	2	34	5154	36
3. Residential				
4. Manuf/Wahse				
5. Other				
6. Parking				
7. Mixed	1	16	1843	13
Total	6	100	14322	100%

PARKING: NONE

Parking	No.	%
Customer	0	
Other	0	
Total	0	100

Boston Redevelopment Authority
Dudley Square Project

BLOCK SUMMARY INFORMATION

Assessor's Block No. 09-05-045 BRA Block: L

Building Summary

USES BY FLOOR:

Flr	Retail	Office	Vacant	Res	Man/w	Other	Total	% by Flr
1	4250		28675				32925	23%
2			30465				30465	20%
3			30465				30465	20%
4			30465				30465	20%
5			10,871				10,871	7%
6			7077				7077	5%
7			7077				7077	5%
Total	4250		145,095				149,345	100
%	3%		97%				100%	100

BUILDINGS BY NUMBER OF STORIES:

	NUMBER OF STORIES							
	1	2	3	4	5	6	7	Total
No. of Buildings	2			3	1		1	7
% of Block	29%			43%	14%		14%	100%

Assessor's Block No. 09-05-045 BRA Block: L

SELECTED CHARACTERISTICS:

	Condition			
	Good	Fair	Poor	Total
No. of Buildings		4	3	7
% of Block		57%	43%	100

	Age in Years			
	0-49	50-89	+ 89	Total
No. of Buildings		3	4	7
% of Block		43%	57%	100

	Housekeeping			
	Good	Fair	Poor	Total
No. of Buildings		3	4	7
% of Block		43%	57%	100

	Architecture Rating		
	Positive	Other	Total
No. of Buildings	7		7
% of Block	100%		100

Assessor's Block No. 09-05-045 BRA Block: L

Retail:

Retail Sub-Categories	No. of Stores	% of Retail	Flr. Area	% Flr Area	First Floor No.	First Floor Area	First Floor %
1 Food							
2 Gen. Mer.							
3 Drugs-Health Beauty-Aids							
4 Apparel	1	50%	1850	44%	1	1850	44%
5 Automotive							
6 Hardware-Home Furnishing							
7 Eating-Drinking Places							
8 Other Retail							
9 Banks							
10 Other Consumer Svs	1	50%	2400	56%	1	2400	56%
Total	2	100	4250	100	2	4250	100

OCCUPANCY STATUS:

	No.	%	Area Vacant	Area Occ	% of Total Vacant	% of Total Occ
100% Vacant	5	71%	122917		82%	
85-100% Occupied						
50-84% Occupied						
< 50% Occupied	2	29	22,178	4250	15	3
Total Occupied	2	29	22,178	4250		
Total	7	100	145156	4250	97%	3%

149,345

Assessor's Block No. 09-05-045 BRA Block: L

Land Summary

OCCUPANCY STATUS:

					Housekeeping					
					Good		Fair		Poor	
							1		6	
Status	No	%	Area	%	No	%	No	%	No	%
Occupied	3	43	61,323	71					3	50
Vacant	4	57	24,668	29			1	100	3	50
Total	7	100	85,991	100		0	1	14	6	86

GENERAL LAND USE:

Categories	No.	%	Area	%
1. Commercial				
2. Vacant	4	57	24,668	29
3. Residential				
4. Manuf/Wahse				
5. Other	1	14	53654	62
6. Parking				
7. Mixed	2	29%	7669	9%
Total	7	100%	85991	100%

PARKING:

Parking	No.	%
Customer	0	
Other	0	
Total	0	100

Checked by: EOD

Boston Redevelopment Authority
Dudley Square Project

BLOCK SUMMARY INFORMATION

Assessor's Block No. 08-04-030 BRA Block: M

Building Summary

USES BY FLOOR:

Flr	Retail	Office	Vacant	Res	Man/w	Other	Total	% by Flr
1	27668		5454				33122	100
2								
3								
4								
5								
6								
7								
Total	27,668		5,454				33,122	100
%	83		17				100	100

BUILDINGS BY NUMBER OF STORIES:

	NUMBER OF STORIES							
	1	2	3	4	5	6	7	Total
No. of Buildings	4							4
% of Block	100							100%

Assessor's Block No. 08-04-030 BRA Block: 14

SELECTED CHARACTERISTICS:

	Condition			
	Good	Fair	Poor	Total
No. of Buildings		1	3	4
% of Block		25%	75%	100

	Age in Years			
	0-49	50-89	+ 89	Total
No. of Buildings		3	1	4
% of Block		75%	25%	100

	Housekeeping			
	Good	Fair	Poor	Total
No. of Buildings	4			
% of Block	100%			100

	Architecture Rating		
	Positive	Other	Total
No. of Buildings	4		
% of Block	100%		100

Assessor's Block No. 08-04-030 BRA Block: M

Retail:

Retail Sub-Categories	No. of Stores	% of Retail	Flr. Area	% Flr Area	First Floor No.	First Floor Area	First Floor %
1 Food							
2 Gen. Mer.							
3 Drugs-Health Beauty-Aids							
4 Apparel							
5 Automotive	1	17%	16284	59	1	16284	59%
6 Hardware-Home Furnishing							
7 Eating-Drinking Places	2	33%	5233	19	2	5233	19%
8 Other Retail	1	17	4468	16	1	4468	16
9 Banks							
10 Other Consumer Svs	2	33	1683	6	2	1683	6
Total	6	100	27668	100	6	27668	100

OCCUPANCY STATUS:

	No.	%	Area Vacant	Area Occ	% of Total Vacant	% of Total Occ
100% Vacant	1	25%	4536		13	
85-100% Occupied	2	50%		26,750		81
50-84% Occupied	1	25%	918	918	3	3
< 50% Occupied						
Total Occupied	3		918	27,668	3	84
Total	4	100	5454	27,668	16	84

33,122

Assessor's Block No. 08-04-030 BRA Block: M

Land Summary

OCCUPANCY STATUS:

Status	No	%	Area	%	Housekeeping Good No	Good %	Fair No	Fair %	Poor No	Poor %
Occupied	5	71	49874	90	4	80	1	20		
Vacant	2	29	4,699	10			2	100		
Total	7	100	45,573	100	4	57	3	43	0	0

GENERAL LAND USE:

Categories	No.	%	Area	%
1. Commercial	3	43	30,088	66
2. Vacant	2	29	4,699	10
3. Residential				
4. Manuf/Wahse				
5. Other	1	14	7911	17
6. Parking				
7. Mixed	1	14	2875	7
Total	7		45573	100

PARKING:

Parking	No.	%
Customer		
Other		
Total	0	100

Checked by: EOD.

Boston Redevelopment Authority
Dudley Square Project

BLOCK SUMMARY INFORMATION

Assessor's Block No. 08-04-040 BRA Block: N

Building Summary

USES BY FLOOR:

Flr	Retail	Office	Vacant	Res	Man/w	Other	Total	% by Flr
1	5274		3649				8923	65
2			2014				2014	15
3			2014				2014	15
4			685				685	5
5								
6								
7								
Total	5274		8362				13636	100
%	39		61					100

BUILDINGS BY NUMBER OF STORIES:

	NUMBER OF STORIES							
	1	2	3	4	5	6	7	Total
No. of Buildings	3			1				4
% of Block	75%			25%				100%

Assessor's Block No. 08-04-040 BRA Block: U

SELECTED CHARACTERISTICS:

	Condition			
	Good	Fair	Poor	Total
No. of Buildings	1	1	2	4
% of Block	25%	25%	50%	100

	Age in Years			
	0-49	50-89	+ 89	Total
No. of Buildings	0	2	2	4
% of Block		50%	50%	100

	Housekeeping			
	Good	Fair	Poor	Total
No. of Buildings	1	3		4
% of Block	25%	75%		100

	Architecture Rating		
	Positive	Other	Total
No. of Buildings	3	1	4
% of Block	75%	25%	100

Assessor's Block No. 05-04-040 BRA Block: N

Retail:

Retail Sub-Categories	No. of Stores	% of Retail	Flr. Area	% Flr Area	First Floor No.	First Floor Area	First Floor %
1 Food							
2 Gen. Mer.							
3 Drugs-Health Beauty-Aids							
4 Apparel							
5 Automotive							
6 Hardware-Home Furnishing							
7 Eating-Drinking Places	1	50%	2780	53%	1	2780	53%
8 Other Retail							
9 Banks							
10 Other Consumer Svs	1	50	2494	47	1	2494	47
Total	2	100	5274	100	2	5274	100

OCCUPANCY STATUS:

	No.	%	Area Vacant	Area Occ	% of Total Vacant	% of Total Occ
100% Vacant	2	50	8362		61	
85-100% Occupied	2	50%	0	5274		39%
50-84% Occupied						
< 50% Occupied						
Total Occupied	2	50	0	5274		39
Total	4	100	8362	5274	61	39

13,636

Assessor's Block No. 08-04-040 BRA Block: N

Land Summary

OCCUPANCY STATUS:

Status	No	%	Area	%	Housekeeping Good No	Good %	Fair No	Fair %	Poor No	Poor %
Occupied	2	29	14667	47	1	50	1	50		
Vacant	5	71	16354	53		0	3	67	2	33
Total	7	100	31021	100	1	14	4	58	2	28

GENERAL LAND USE:

Categories	No.	%	Area	%
1. Commercial	2	29	14667	47
2. Vacant	5	71	16354	53
3. Residential				
4. Manuf/Wahse				
5. Other				
6. Parking				
7. Mixed				
Total	7	100	31,021	100

PARKING:

Parking	No.	%
Customer	30	100
Other	0	
Total	30	100

Boston Redevelopment Authority
Dudley Square Project

BLOCK SUMMARY INFORMATION

Assessor's Block No. 08-04-045 BRA Block: O

Building Summary

USES BY FLOOR:

Flr	Retail	Office	Vacant	Res	Man/w	Other	Total	% by Flr
1	4126		4000		5800	11,927	25853	45%
2			8760		5451	9427	23638	42%
3			5427				5427	10%
4			2000				2000	3%
5								
6								
7								
Total	4126		20187		11251	21,354	56918	100
%	8%		35%		19	38	100%	100

BUILDINGS BY NUMBER OF STORIES:

	NUMBER OF STORIES							
	1	2	3	4	5	6	7	Total
No. of Buildings	1	2	1	1				5
% of Block	20%	40%	20%	20%				100%

Assessor's Block No. 08-04-045 BRA Block: O

SELECTED CHARACTERISTICS:

	Condition			
	Good	Fair	Poor	Total
No. of Buildings		5		5
% of Block		100%		100

	Age in Years			
	0-49	50-89	+ 89	Total
No. of Buildings		2	3	5
% of Block		40%	60%	100

	Housekeeping			
	Good	Fair	Poor	Total
No. of Buildings	2	3		5
% of Block	40%	60%		100

	Architecture Rating		
	Positive	Other	Total
No. of Buildings	5		5
% of Block	100%		100

Assessor's Block No. 08-04-045 BRA Block: O

Retail:

Retail Sub-Categories	No. of Stores	% of Retail	Flr. Area	% Flr Area	First Floor No.	First Floor Area	First Floor %
1 Food							
2 Gen. Mer.							
3 Drugs-Health Beauty-Aids							
4 Apparel							
5 Automotive							
6 Hardware-Home Furnishing	1	33%	726	18%	1	726	18%
7 Eating-Drinking Places	2	67%	3400	82%	2	3400	82%
8 Other Retail							
9 Banks							
10 Other Consumer Svs							
Total	3	100	4126	100	3	4126	100

OCCUPANCY STATUS:

	No.	%	Area Vacant	Area Occ	% of Total Vacant	% of Total Occ
100% Vacant	1	20%	8000		100	
85-100% Occupied	1	20%	0	1240	0	100
50-84% Occupied	3	60%	12187	35491	26	74
< 50% Occupied						
Total Occupied	4	80	12,187	36,731	25	75
Total	5	100	20,187	36,731	35%	65%

56918

Assessor's Block No. 08-04-045 BRA Block: O

Land Summary

OCCUPANCY STATUS:

Status	No	%	Area	%	Housekeeping Good No	Good %	Fair No	Fair %	Poor No	Poor %
					3		6		2	
Occupied	4	36	28162	25	1	25	3	75		0
Vacant	7	64	84,186	75	2	29	4	57	1	14
Total	11	100%	112,348	100%	3	27	7	64	1	9

GENERAL LAND USE:

Categories	No.	%	Area	%
1. Commercial	1	9	1045	1 %
2. Vacant LOT & BLDG	7	64	84,186	75%
3. Residential				
4. Manuf/Wahse				
5. Other				
6. Parking				
7. Mixed	3	27	26917	24%
Total	11	100	112,348	100%

PARKING:

Parking	No.	%
Customer	48	83%
Other	10	17%
Total	58	100

Checked by: [illegible]

Boston Redevelopment Authority
Dudley Square Project

BLOCK SUMMARY INFORMATION

Assessor's Block No. 08-04-050 BRA Block: P

Building Summary

USES BY FLOOR:

Flr	Retail	Office	Vacant	Res	Man/w	Other	Total	% by Flr
1				3599			3599	33.5%
2				3599			3599	33.5%
3				3539			3539	33%
4								
5								
6								
7								
Total				10737			10,737	100
%				100%				100

BUILDINGS BY NUMBER OF STORIES:

	NUMBER OF STORIES							
	1	2	3	4	5	6	7	Total
No. of Buildings			5					5
% of Block			100%					100%

Assessor's Block No. 08-04-050 BRA Block: P

SELECTED CHARACTERISTICS:

	Condition			
	Good	Fair	Poor	Total
No. of Buildings	5			5
% of Block	100%			100

	Age in Years			
	0-49	50-89	+ 89	Total
No. of Buildings			5	5
% of Block			100%	100

	Housekeeping			
	Good	Fair	Poor	Total
No. of Buildings	4	1		5
% of Block	80%	20%		100

	Architecture Rating		
	Positive	Other	Total
No. of Buildings	5		5
% of Block	100%		100

Assessor's Block No. 08-04-050 BRA Block: P

Retail:

Retail Sub-Categories	No. of Stores	% of Retail	Flr. Area	% Flr Area	First Floor No.	First Floor Area	First Floor %
1 Food							
2 Gen. Mer.							
3 Drugs-Health Beauty-Aids							
4 Apparel							
5 Automotive							
6 Hardware-Home Furnishing							
7 Eating-Drinking Places							
8 Other Retail							
9 Banks							
10 Other Consumer Svs							
Total		100		100			100

OCCUPANCY STATUS:

	No.	%	Area Vacant	Area Occ	% of Total Vacant	% of Total Occ
100% Vacant						
85-100% Occupied	5	100%	0	10,737		100%
50-84% Occupied						
< 50% Occupied						
Total Occupied	5					
Total	5	100	0	10,737	0	100%

Assessor's Block No. 08-04-050 BRA Block: P

Land Summary

OCCUPANCY STATUS:

					Housekeeping					
					Good		Fair		Poor	
					5		2		2	
Status	No	%	Area	%	No	%	No	%	No	%
Occupied	5	55.5	4610	28%	4	80%	1	50%		
Vacant	4	44.5	11735	72%	1	20%	1	50%	2	100%
Total	9	100%	16345	100%	5	100%	2	100%	2	100%

GENERAL LAND USE:

Categories	No.	%	Area	%
1. Commercial				
2. Vacant	4	44.5%	11735	72%
3. Residential	5	55.5%	4610	28%
4. Manuf/Wahse				
5. Other				
6. Parking				
7. Mixed				
Total	9	100%	16345	100%

PARKING:

Parking	No.	%
Customer		
Other		
Total		100

Boston Redevelopment Authority
Dudley Square Project

BLOCK SUMMARY INFORMATION

Assessor's Block No. 08-04-055 BRA Block: Q

Building Summary

USES BY FLOOR:

Flr	Retail	Office	Vacant	Res	Man/w	Other	Total	% by Flr
1	20,000	0	5850		18,135		43,985	75
2			5850		9,000		14,850	25
3								
4								
5								
6								
7								
Total	20,000	0	11,700	0	27,135	0	58,835	100
%	34	0	20	0	46	0	100	100

BUILDINGS BY NUMBER OF STORIES:

	NUMBER OF STORIES							
	1	2	3	4	5	6	7	Total
No. of Buildings	0	4	0	0	0	0	0	4
% of Block	0	100	0	0	0	0	0	100%

Assessor's Block No. 08-04-055 BRA Block: Q

SELECTED CHARACTERISTICS:

	Condition			
	Good	Fair	Poor	Total
No. of Buildings	1	2	1	4
% of Block	25	50	25	100

	Age in Years			
	0-49	50-89	11 + 89	Total
No. of Buildings	0	1	3	4
% of Block	0	33	67	100

	Housekeeping			
	Good	Fair	Poor	Total
No. of Buildings	0	2	2	4
% of Block	0	50	50	100

	Architecture Rating		
	Positive	Other	Total
No. of Buildings	4	0	4
% of Block	100	0	100

Assessor's Block No. 08-C4-055 BRA Block: P

Retail:

Retail Sub-Categories	No. of Stores	% of Retail	Flr. Area	% Flr Area	First Floor No.	First Floor Area	First Floor %Area
1 Food							
2 Gen. Mer.							
3 Drugs-Health Beauty-Aids							
4 Apparel							
5 Automotive							
6 Hardware-Home Furnishing	1	100	20,000	100	1	20,000	100
7 Eating-Drinking Places							
8 Other Retail							
9 Banks							
10 Other Consumer Svs							
Total	1	100	20,000	100	1	20,000	100

OCCUPANCY STATUS:

	No.	%	Area Vacant	Area Occ	% of Total Vacant	% of Total Occ
100% Vacant	3	75	11,700	0	20%	
85-100% Occupied	1	25		47,135		80%
50-84% Occupied						
< 50% Occupied						
Total Occupied	1	25		47,135		80%
Total	4	100	11,700	47,135	20%	80%

58,835

Assessor's Block No. 08-04-055 BRA Block: 9

Land Summary

OCCUPANCY STATUS:

Status	No	%	Area	%	Housekeeping: Good No	Good %	Fair No	Fair %	Poor No	Poor %
							III			
Occupied	2	50	90,058	67	1	50	1	50	0	0
Vacant	2	50	43,910	33	0	0	2	100	0	0
Total	4	100	133,968	100	1	25	3	75	0	0

GENERAL LAND USE:

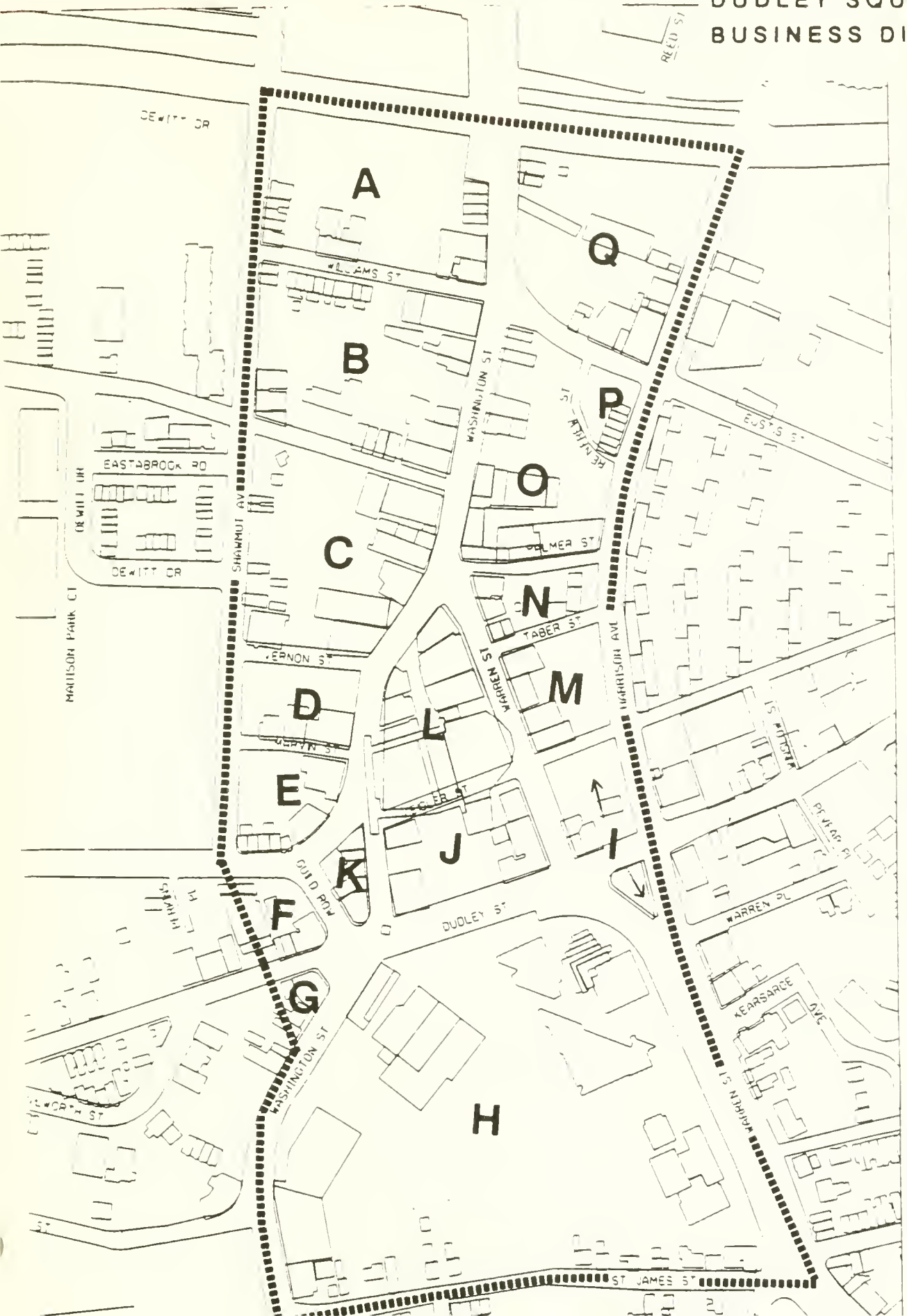
Categories	No.	%	Area	%
1. Commercial				
2. Vacant	2	50	43,910	33
3. Residential				
4. Manuf/Wahse				
5. Other	1	25	34,630	26
6. Parking				
7. Mixed	1	25	55,428	41
Total	4	100	133,968	100

PARKING:

Parking	No.	%
Customer	60	80
Other	15	20
Total	75	100

SURVEY BLOCK LETTERS - A THROUGH Q

DUDLEY SQUARE
BUSINESS DISTRICT



DUDLEY SQ PROJECT

Instructions For Completing The Building/Lot Use and Condition Inventory Form

Introduction

The goal of the project is to revitalize Dudley Square. The purpose of the inventory form is to record pertinent information about existing physical conditions and uses in the Dudley Square commercial area. Analysis of the recorded information will lead to the identification and understanding of the area's needs and subsequently to the recommendation of actions to improve the district.

Information will be recorded on a parcel by parcel basis as defined by the City Assessor's records. One inventory form will be completed for each parcel of property. A parcel of property may include land or land and building(s). In cases where the parcel of property includes a building that covers only a portion of the land, information will be recorded about the use and condition of both the building and the land in separate sections of the inventory form. In some cases, buildings may cover the whole parcel of land and therefore information will be recorded only for the building. In other cases the parcel includes only land and information will be recorded only regarding the use and conditions of the land.

A file will be established for each parcel. The file will contain the BRA's inventory form, assessor's records, and survey forms from the Boston Landmarks Commission.

Guidelines For Recording Data

The inventory forms will be filled out by first completing those items where the data is available in the office from various sources. A field survey will then be undertaken to complete the balance of the form and to spot check the information already recorded.

The form is organized into three sections. The first section at the top of the first page should be completed for all parcels. The second section, Building Use & Condition, covers the balance of page one, all of page two and the top half of page 3. The second section will be used to record information about building use and condition. The third section, Lot Use & Condition is the bottom half of the third page and will be used to record use and condition information regarding the parcel land.

What follows is a description or suggestions regarding each data item. A sample form which has been completed is attached.

Parcel # -	The assessor's parcel number - should be filled in at the top of each page of the form.
Date:	The date when the field survey is completed.
Page - of -:	The pages should be numbered sequentially in the first place and the total number recorded in the second place - use arabic numbers.
Address:	The street number and name as recorded by the assessor's office.
Owner & Address:	The name of the owner and the owner's mailing address.

BUILDING USE & CONDITION

Condition:

Building conditions will be classified based only on the appearance of the exterior and public interior spaces. The three condition categories measure the relative magnitude of investment needed to correct any outstanding deficiencies and/or to permit full use of the building based on contemporary market standards. Housekeeping issues are not to be considered. Check one of the three categories using the assessors survey rocord. Translate the assessors categories to BRA categories as indicated on the attached annotated form. Check the rating in the field using the following guidelines.

GOOD: The building appears erect, the walls plumb, and there are no major breaks in the exterior envelope. Some fix-up, modernization, or light rehabilitation may be needed.
FAIR:The building is structurally sound but will need gut rehab to be made useful in today's market. The building appears erect, but the exterior shows some signs of deterioration and deferred maintenance.

POOR: The building is so deteriorated that either gut rehabilitation requiring major investment or demolition would be needed. The building may lean, have clear openings or breaks in the exterior walls, show clear signs of long deferred maintenance and indications of serious structural deficiencies. It may be likely to find some or all of the building vacant.

Age: Estimate the years if not available from the assessors records or the Landmarks Commission survey form.

Architectural Rating: We will rely on the rating of the Landmarks Commission. Check one. Positive means the building contributes to the historic quality of the Dudley square district not just the National Register District. Other means that the building doesn't contribute or support the historic architectural quality of the area.

Uses By Floor: From the Assessors records circle the number of floors in the building, fill in the total area of the building and calculate the area of each floor. For example, if a building has 4 floors and a total area of 8,000 gsf then we can say each floor is 2,000 gsf. The assessor's residential survey record indicates the # of units, number of floors (2.5=3) and the floor area by floor. The assessor's commercial records indicate the type of occupancy, number of floors, the first floor occupancy, first floor area, and the total floor area of the building. If in the field you find that there is a great difference between the area of the floors then make adjustments. Given the total area of each floor estimate the proportionate floor area for each use. Use the following guidelines for determining the uses.
RETAIL: An establishment which sells goods directly to the consumer.

OFFICE: A place where business is trans acted or services provided. Includes professional services such as legal and health but not consumer services as defined in the retail subcategories.
VACANT: Not occupied or being used.
RESIDENTIAL: Occupied as a dwelling by one or more persons.
MANUFACTURING/WAREHOUSE: Place where products are made, processed, fabricated and/or stored. Include wholesale and to the trade business activities.
OTHER: Any use that doesn't fit one of the other categories. Note on the bottom of the page what the use is. Public and semi-public uses such as the Library, Police Station, Courthouse, Boys Club and Cemetery would be included.

BUILDING SUMMARY

Occupied Vacant:	Use the table just completed to calculate the % occupied and vacant of the total floor area of the building.
Housekeeping:	This measures how clean conditions are in the areas of the building open to the public. The building facade, the immediate sidewalk, the entry, halls, lobby, offices, and shops are to be considered. Use your own judgement as a consumer and check good, fair, or poor.
Name of Building:	Is there a name evident on the building, or a name in common use, or a name from the Landmarks survey?
Name of Street Level Businesses:	Just so we can use store names as a point of reference. The name of the business or businesses with sidewalk/store front exposure is what is wanted.

The next page has two tables which are to be used to record information about the retail establishments in the building being surveyed. The purpose of the table at the top of the page is to identify each retail establishment and to classify each by retail sub-category. There are 10 retail sub-categories as listed in the table at the bottom of the page. The types of stores included in each sub-category are described in the attachment: "Dudley Square Retail Sub-Categories".

Start completing the table by filling in the total amount of retail area in the subject building from the first page. Then list the name of each establishment, its floor location, estimate its floor area and determine the retail sub-category it fits into. If there are more than 7 establishments in the building being surveyed use as many sheets as needed.
The purpose of the table at the bottom of the page is to summarize by sub-category the number of establishments and the total floor area as well as to calculate the total number of retail establishments for the building. This table can be completed by using the information found in the table at the top of the page. Check to see that the total area of retail space is the same in each of the three tables.

On the next page the top half is set aside for a picture of the property. Complete the information required on the bottom half of the page using the following guidelines.

Parcel Area:	This is available from the assessors records.
Open Land Portion:	This is the portion of the land parcel which isn't covered by the building. This can be calculated from the assessors records by dividing the building floor area by the number of floors and by subtracting the result from the area of the land parcel.
Housekeeping:	This is a measure of the general maintenance of the area and the extent to which the area is littered by things which serve no purpose relative to the uses of the building. Use your own judgement in checking one of the categories.
Vehicle Access:	If there is vehicle access to the parcel from what street is the access gained.
Uses:	If it appears that the land is used for parking, try to determine if the parking is used by the public-people patronizing establishments in the building. Other means parking used by anyone other than the public, for example, building tenants, owner or building management personnel. Even if not clearly marked estimate the number of parking spaces. The assessor's residential survey indicates the number of off-street parking spaces. VACANT: If the land is not used, check vacant.

	LOADING/STORAGE: Check this category if these functions are carried out on the parcel. GREEN SPACE/PLAZA: If any of the area is used for a landscaped area, a sitting area or plaza check this category.
Field Surveyor:	Name of the person completing the survey form out in the field should be printed here. Add the date at the top of the first page.
Other Comments:	Please add any comments to are included to which either complies information noted elsewhere on the form or draws attention to an unexpected issue or opportunity.

Please check to see that each page of the survey form has the assessor's parcel number in the upper left and the page numbers in the upper right.

Boston Redevelopment Authority
Dudley Square Project

Land Use Classification

Each parcel of property in the Dudley Square Project area will be classified based on the use of the parcel. Seven categories will be used. Classification will be done by using the information from the Building/Lot Use and Condition Inventory form.

In most cases, the exercise requires reviewing the uses reported in the table found on page 1 of the inventory form and converting the reported building uses into one of the land use categories. In a small number of parcels where there is no building, the recorded use is generally likely to be vacant or in some cases the use may be parking. These convert directly to the corresponding land use category.

The seven land use categories are as follows:

Commercial	1. (Retail & Office)
Vacant	2.
Residential	3.
Manufacture/Warehouse	4.
Other	5.
Parking	6.
Mixed	7.

CV	(Commercial and Vacant)
CR	(Commercial and Residential)
RV	(Residential and Vacant)
O	(All other Combinations)

Parcels which have a single use will be classified into one of the first six categories. If a parcel has multiple uses and/or a use and vacancies it will fall into the mixed category with the appropriate sub-category designation. For example, if a parcel has residential uses and vacancies it will be classed mixed - RV. Each inventory form should be reviewed and the appropriate land use category written in the upper left corner of the form.

DUDLEY SQUARE
RETAIL SUB-CATEGORIES

1. **Food**

   Produce
   Meat/Poultry /Fish
   Delicatessen
   Health Foods
   Bakeries
   Ethnic Foods
   Candy/Nuts
   Supermarkets
   Grocery

2. **General Merchandise**

   Department Stores (Discount)
   Junior Department Stores
   5 and 10 Cents Stores
   Sporting Goods
   Catalog Store
   Imports

3. **Drugs and Health and Beauty Aids**

   Drug Stores
   Cosmetics
   Health and Beauty Aids

4. **Apparel**

   Formal Wear (Rental)
   Unisex Jeans
   Ladies Ready-to-Wear
   Children's Wear
   Men's Wear
   Family Wear
   Children's Shoes
   Family Shoes
   Ladies' Shoes
   Men's and Boy's Shoes
   Hats

5. **Automotive**

   Auto Dealer
   Automotive Accessories
   Tire Shop
   Service Station/Gasoline Sales

6. **Hardware/Home Improvements/Home Furnishings**

Keys/Locks
Curtains and Drapes
Furniture
Hardware
Major Appliances
Home Center
Sewing Machines
Yard Goods/Sewing
Floor Coverings
Radio TV Hi-Fi
Paint and Wallpaper
Lawn and Garden
Housewares
Luggage
Domestics Sheets and Towels

7. **Eating and Drinking Places**

Doughnut Shops
Ice Cream Parlors
Sandwiches Pizza/Carry out
Tavern Bar
Restaurant with Liquor
Restaurant without Liquor
Fast Food Chain

8. **Other Retail**

Hobbies
Arts and Crafts
Books and Stationery
Flowers
Jewelry
Toys
Records and Tapes
Tobacco
Camera
Pets
Cards and Gifts
Liquor
Wigs

9. **Banks**

Banks

10. <u>Other Consumer Services</u>

Accounting/Tax Services
Barber Shops
Watch Repair
Shoe Repair
Finance Companies
Beauty Parlors
Music/Dance Studio
Dry Cleaners
Coin Laundries
Figure Salon
Cinema
Bowling Alley
Arcade Amusement Center
TV Radio Repairs

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